

Appendix H

Glossary

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Glossary

Air Quality Conformity Analysis: The process of measuring air quality against the National Ambient Air Quality Standards (NAAQS) set by the U.S. Environmental Protection Agency. This analysis involves physical and chemical measures of the concentrations of various pollutants in the ambient air for a specific geographic area during a defined time period. This evaluation determines whether the area meets the NAAQS.

Air Quality Index (AQI): The Colorado Department of Public Health and Environment's AQI reporting system communicates daily levels of air pollution to residents of the Denver metropolitan area, Colorado Springs, and some other Colorado communities. Year round, the Division's continuous monitoring system provides hourly levels of carbon monoxide, ozone and PM10. These are the three pollutants of greatest concern in Colorado. The system is used in concert with the **Visibility Standard Index**.

Air quality control region (AQCR): An area designated by the federal government where two or more communities, in the same or different states, share a common air pollution problem.

Arapahoe Formation: A 400- to 700-foot-thick sequence of interbedded conglomerate, sandstone, siltstone, and shale. It contains the Arapahoe aquifer (fig. 83), which extends over an area of about 4,300 square miles or about two-thirds the area of the **Denver Basin** aquifer system.

Attainable capture: Attainable capture rate refers to the share of overall trade area demand that the subject property could reasonable “capture”, or develop, over a given time frame given its location and scale. Note that this is still a “top-down” concept, in that certain site-specific “bottom-up” constraints like zoning, topography, security concerns, and willingness to develop are not yet factored in.

A-weighted decibel: A-weighted decibels, abbreviated dBA, or dBa, or dB(a), are an expression of the relative loudness of sounds in air as perceived by the human ear. Typical dBA ratings are in the neighborhood of 25 dBA, representing 25 A-weighted decibels above the threshold of hearing. This is approximately the loudness of a person whispering in a quiet room.

A-weighted sound pressure level (Leq): Sound pressure is the pressure deviation from the local ambient pressure caused by a sound wave. The term “A-weighted” refers to a filtering of the noise signal in a manner corresponding to the way the human ear perceives sound.

Capture estimate: See “attainable capture.” Capture can either be expressed as a percentage of the trade area total or as a square footage total.

Class B office tenants: Office space is divided by the brokerage industry into Class A, B, and C (with some recognizing even lower-quality distinctions. In general, Class A space tends to be newer and of very high construction and finish standards. Class B space can

either be older, formerly Class A, space or new construction with somewhat lower standards of materials and finish.

Consent Order: A legal document signed by U.S. Environmental Protection Agency and an individual, business, or other entity, committing that entity to take corrective action or refrain from an activity. The Consent Order describes the actions to be taken, and can be enforced in court.

Council on Environmental Quality (CEQ): Coordinates federal environmental efforts and works closely with agencies and other White House offices in the development of environmental policies and initiatives.

Denver Basin: A subterranean geologic formation that underlies the Denver metropolitan area on the eastern side of the Rocky Mountains. The basin consists of a large trough-shaped fold that runs north to south along the eastern side of the Front Range from the vicinity of Pueblo north to Wyoming. The sag is deepest near Denver, where it reaches a depth of approximately 13,000 ft below the current surface. The Denver Basin aquifer system supplies water to rural and suburban residents of much of the plains area along the eastern front of the Rocky Mountains in northeastern Colorado.

Denver Formation: A 600- to 1,100-foot-thick sequence of moderately consolidated, interbedded shale, claystone, siltstone, and sandstone, in which coal and fossilized plant remains are common. Water-yielding layers of sandstone and siltstone occur in poorly defined irregular beds that are dispersed within relatively thick sequences of claystone and shale. The Denver Formation contains the Denver aquifer, which extends through an area of about 3,000 square miles and underlies Denver.

DRCOG (Denver Regional Council of Governments): The regional planning agency for the eight-county Denver metropolitan area of nearly 2.2 million residents. It fosters regional cooperation between 52 county and municipal governments in the Denver area.

Environmental Justice: The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. It is achieved when everyone enjoys the same degree of protection from environmental and health hazards and equal access to the decision-making process to have a healthy environment in which to live, learn, and work.

ESRI: A company that designs and develops geographic information system (GIS) technologies. ESRI uses Census 2000 data and other data sources to develop databases. Census 2000 data provides distribution, characteristics, counts of the U.S. population and answers a variety of questions about the U.S. population.

Floor area ratio: The ratio of total building square footage to total site or parcel square footage. A standard measure of development density.

Front Range: a mountain range in the U.S. on the eastern edge of the Rocky Mountains and on the western edge of the Great Plains. The range lies mostly within the state of Colorado and runs roughly north-south, from near the Wyoming-Colorado border to south-central Colorado. The range contains the largest peaks along the eastern edge of the Rockies.

Hard corner: In retail parlance, is generally the most desirable retail location available on a given site or parcel of land. Typically, a hard corner is at the intersection of two major arterial streets, without major impediments to access to the adjacent parcel.

Highest and best use development: The most economically profitable use of a given parcel of land.

Impact analyses: In an Environmental Impact Statement, an analysis of the impacts of a proposed action on environmental resources, including impact duration, intensity and type:

Impact duration: An analysis that considers whether an impact to an environmental resource would be negligible, minor, moderate, or major.

Impact intensity: An analysis that considers whether the impact to an environmental resource would occur in the short-or long-term. Although the period definition depends upon resource recovery times, short-term often refers to less than 1 year and long-term refers to more than 1 year. Short-term impacts are those that, within a short period of time, would no longer be detectable as the resource returns to its pre-disturbance condition or appearance. Long-term impacts refer to a change in a resource or its condition that is expected to persist for a longer period of time.

Impact type: Refers to whether the impact on the environment would be beneficial or adverse and direct or indirect. A *beneficial* impact that is a positive change in the condition or appearance of the resource or a change that moves the resource toward a desired condition. An *adverse* impact is a change that declines, degrades, and /or moves the resource away from a desired condition or detracts from its appearance or condition. A *direct* impact is caused by an action and occurs in the same time and place. An *indirect* impact is caused by an action, but occurs later in time or is farther removed in distance, and is still reasonably foreseeable.

Infrastructure Project: Refers to projects falling within several general areas: sanitary sewer, water distribution (domestic and fire), storm drainage, electrical, and communications systems.

Level of Service (LOS): A qualitative measure used to describe the condition of traffic flow and delay, ranging from excellent conditions with very low delay at LOS A to over-saturation and extensive queuing at LOS F. LOS D is the desired performance level and LOS E is the minimum acceptable level of service at signalized intersections

Market-supportable residential unit capture: See “Attainable Capture Rate.” For residential, this refers to the number (or share) of total new trade area housing units that could be developed on a site, given market conditions.

National Ambient Air Quality Standard (NAAQS): Standards established by the U.S. Environmental Protection Agency that apply for outdoor air throughout the country. Primary standards are designed to protect human health, including sensitive populations such as children, the elderly, and individuals suffering from respiratory disease. Secondary standards are designed to protect public welfare (e.g., building facades, visibility, crops, and domestic animals).

National Environmental Protection Act (NEPA): Enacted in 1970 NEPA establishes a national policy calling for “productive harmony” between man and nature. The law directs federal agencies to take into account, and publicly disclose, the environmental consequences of their proposed actions. Apart from improving the substance of agency decisions, NEPA reinforces the democratic system by providing an avenue for citizens to comment upon and influence government decisions that affect their lives

New Urbanism: An urban design movement. The goal of new urbanists is to reform all aspects of real estate development and urban planning, from urban retrofits to suburban infill. The movement is particularly associated with the "rediscovery" of urban patterns—new urbanist neighborhoods are walkable and are designed to contain a diverse range of housing and jobs. New urbanists support regional planning for open space, appropriate architecture and planning, and the balanced development of jobs and housing.

Non-jurisdictional wetlands: Refers to the U.S. Army Corps of Engineers’ wetland delineation process. When the wetland delineation is completed for a federal aid project, all wetlands must be identified as either jurisdictional or nonjurisdictional.

Potential contaminant of concern (PCOC): Refers to an analyte detected at a concentration above the Denver Federal Center standards.

Program Development Study (PDS): Refers to a 2006 utility infrastructure replacement project study by CH2M HILL to refine an April 2002 Feasibility Study, also by CH2M HILL, based on revised site conditions, new/additional information, updated Federal Center long-range plans, and reviewing and validating the Feasibility Study assumptions, plans, and budgets.

Quasi-industrial space: A land use that can accommodate certain lower-intensity industrial tenants, but that has the physical flexibility to be used by office or research and development tenants as well.

Resource Conservation and Recovery Act (RCRA): RCRA (pronounced "rick-rah") gave the U.S. Environmental Protection Agency the authority to control hazardous waste from the “cradle-to-grave.” This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous wastes.

Study Area Block Group: A block group is a geographical unit of analysis defined by the U.S. Census. It is smaller than a census tract and larger than a census block. Typically this is somewhat smaller than a postal ZIP code area.

Trade area demand: The overall demand for a given land use over a given length of time, that is within the defined “trade area”.

Traffic Analysis Zone (TAZ): Small geographic areas with common access to major streets used in transportation modeling.

Transit Oriented Development (TOD): Development that results in a pedestrian-friendly, mixed-use community that encourages residents and workers to drive their cars less and ride transit more. TOD provides relief from totally automobile-dependent lifestyles and is attractive because such a development simplifies life and allows people to experience a strong sense of community.

Visibility Standard Index (VSI): The Colorado Department of Public Health and Environment's The VSI system, using the Visibility Standard Index, reports visibility conditions in the Denver metro area. An instrument called a transmissometer is used to measure the clarity of the air. The instrument measures the amount of light that is able to pass through the atmosphere. The more light that is allowed to pass, the clearer the air. The system is used in concert with the **Air Quality Index**.

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